

Open A Ranch

6,606.6± Acres | \$2,000,000 | Roswell, New Mexico | Chaves County



Chas. S. Middleton
AND SON

FARM - RANCH SALES AND APPRAISALS
est. 1920

Open A Ranch

We are excited to announce the exclusive listing of a production livestock ranch located 10 miles west of Roswell, NM. This unit is blocked well, has good access and water distribution. The ranch is priced to sell - turnkey. Price includes all cows, calves, bulls, horses, pickups, stock trailers, flatbed trailer, and all other supplies and equipment located on the ranch.

The Open A Ranch is conveniently located immediately off US Highway 70/380. The historical operation of the ranch has been cow/calf. In typical rainfall years, the ranch owner believes a realistic CYL stocking rate would be 10-12 +/- head per section. Range infrastructure is functional and in fair to good overall condition.

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Elevations on the property vary from 4,000 feet to 4,200 feet. Terrain ranges from undulating to rolling rocky grassland. Interior and exterior fencing is in average condition. There are five pastures and two smaller traps. Primary grasses on the ranch consist of grama varieties, galleta, New Mexico feathergrass, and tabosa. There are some areas of light to moderate cholla cactus infestation along with scattered yucca. Like many areas in New Mexico, the current range suffers from severe drought.

Three solar-powered wells and ten strategically located fiberglass and steel drinkers provide water to livestock. These wells vary in depth from 640 ft. to 720 ft. Four storage tanks and approximately seven miles of buried black poly pipe assure water is delivered to pasture drinkers. The ranch also includes multiple earthen tanks that provide water to livestock. The Open A Ranch is adequately watered for livestock production and the wildlife inhabiting its boundaries. Big game species are pronghorn antelope and mule deer.

The Open A Ranch has two sets of working pens located at the ranch. One set is at the headquarters and one is located at the Silver Maple Well.

Structural improvements on the ranch include a small shop with attached storage units at the headquarters.

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Buchanan Draw Road runs through the east boundary and separates the more significant portion of the ranch on the west from 1,280 acres lying east of the county road. The county road is fenced on both sides.

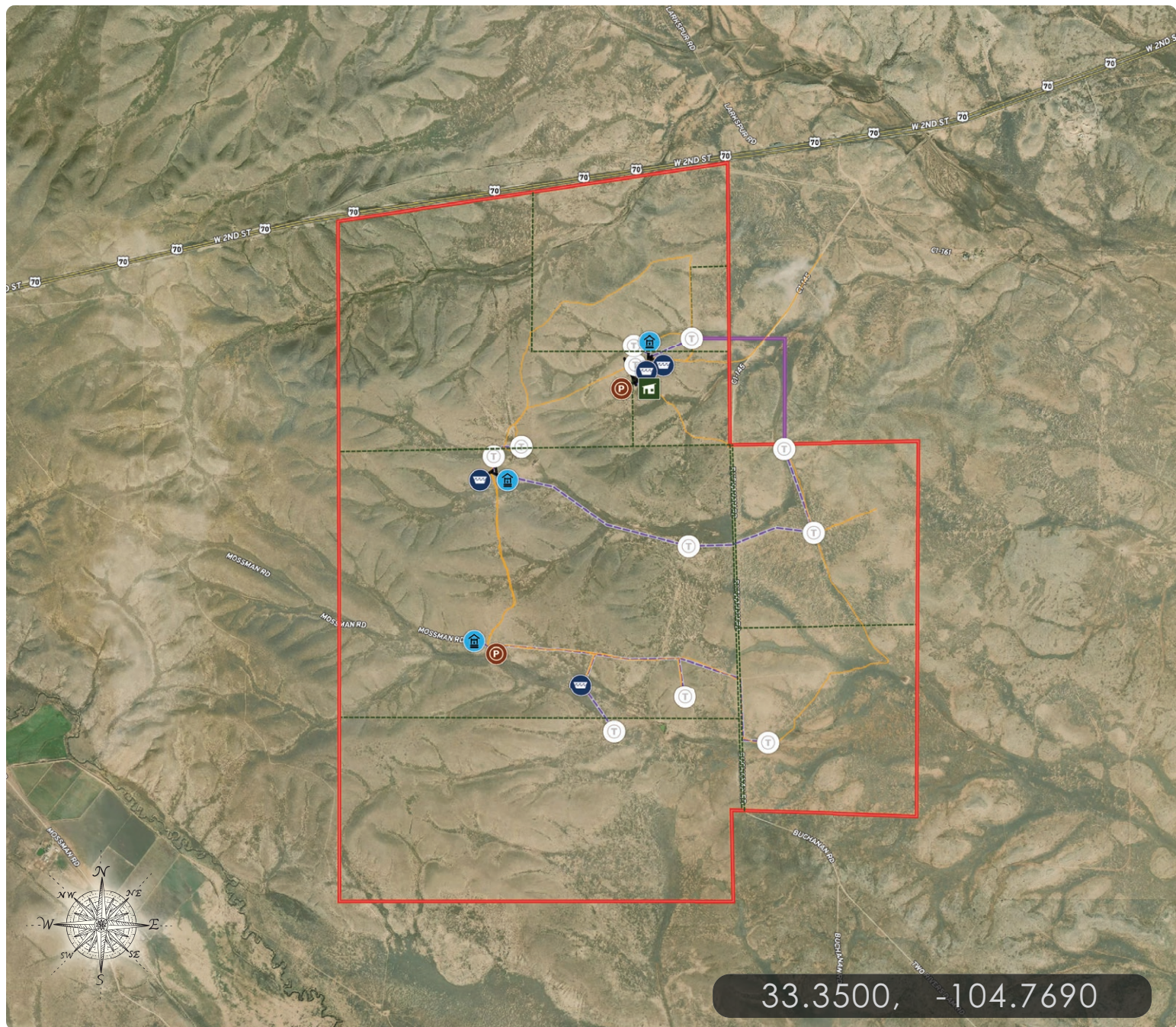
NM State Lease charges were \$97.11 in 2020. Chaves County Real Estate taxes in 2020 were \$318.02.

The owners of the Open A Ranch do not own any of the minerals or royalty acres. There are no minerals included in the conveyance.

If you are in the market for a high percentage deeded production ranch in the desirable area of southeast New Mexico, the Open A Ranch may be what you are looking for. The property is realistically priced at \$2,000,000 or \$302.75 per deeded acre, turnkey, lease acreage included.

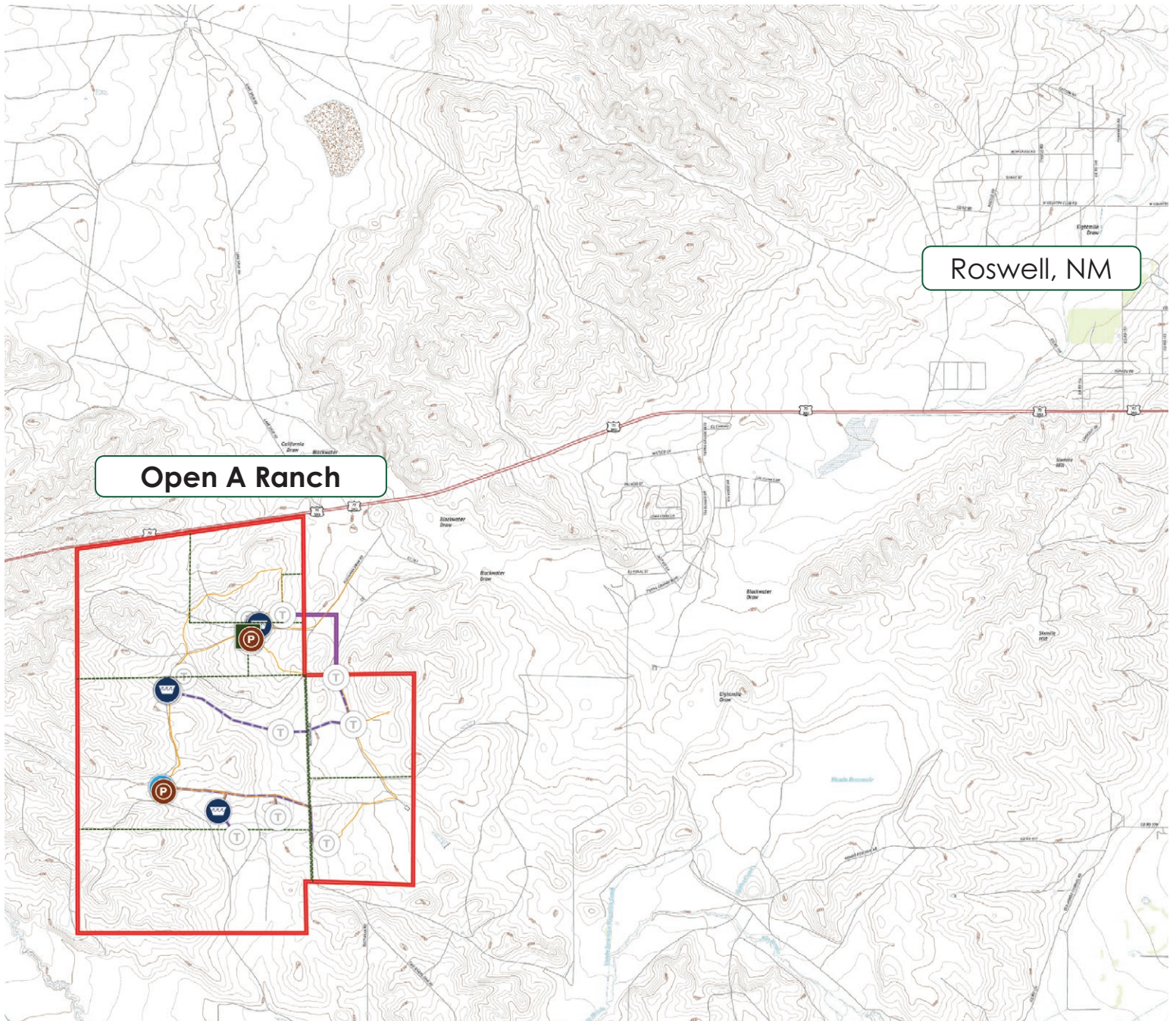
To schedule a showing, or for additional information, please contact Jim Welles (505) 967.6562 or Dwain Nunez (505) 263.7868





Roswell, NM

Open A Ranch



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